



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Approve the Improvement Agreement for the Public Improvements of 770 North Guild Avenue, Direct the City Manager and City Clerk to Execute the Agreement on Behalf of the City, and Appropriate Funds for the Required Reimbursements

MEETING DATE: May 16, 2001

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council approve the Improvement Agreement for the Public Improvements of 770 North Guild Avenue, direct the City Manager and City Clerk to execute the Agreement on behalf of the City, and appropriate funds for the required reimbursements.

BACKGROUND INFORMATION: The project consists of public improvements required for the construction of a warehouse for Robert Mondavi at 770 North Guild Avenue. The improvements necessary to serve the warehouse include the installation of a master plan storm drain line in Guild Avenue and the future Turner Road alignment, extension of a master plan sanitary sewer main from Cluff Avenue to Guild Avenue, installation of master plan water mains in Lime Street and southerly in Guild Avenue to Lockeford Street as well as street pavement improvements in Guild Avenue. The project site is north of Lockeford Street and south of Turner Road, as shown on attached Exhibit A.

Due to the extensive nature of the public improvements required to serve the warehouse and in order to facilitate development in the area and minimize future disruption to residents and businesses, the developer and City staff worked cooperatively to include the installation of all public underground improvements in Guild Avenue and the future Turner Road alignment, as well as the extension of Turner Road street improvements to Guild Avenue in the warehouse project. The undedicated portion of the Turner Road right-of-way needed to extend the street to Guild Avenue was acquired by staff under the terms of a prior agreement for dedication. In addition, a portion of the unimproved Turner Road right-of-way fronting Central Valley Waste Services property was subject to an Improvement Deferral Agreement that required the installation of public utilities and street improvements at the request of the City. Staff requested performance under the terms of the agreement and Central Valley Waste Services agreed to participate in the project.

It was agreed that the developer would be reimbursed by the City for the cost of those improvements not required to serve the warehouse project, plus 10% for engineering design and contract administration. The reimbursable improvements are listed below:

1. Installation of a public water main in Guild Avenue north of Lime Street and in Turner Road, including service laterals for currently undeveloped parcels.
2. Installation of a public sanitary sewer main in Guild Avenue north and south of the project site and westerly in Turner Road, including service laterals for currently undeveloped parcels.
3. Street pavement improvements in Turner Road between the Central Valley Waste Services property and Guild Avenue.

APPROVED:

H. Dixon Flynn -- City Manager

Approve the Improvement Agreement for the Public Improvements of 770 North Guild Avenue, Direct the City Manager and City Clerk to Execute the Agreement on Behalf of the City, and Appropriate Funds for the Required Reimbursements

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Further, since the installation of the underground utilities would require the removal of all the existing pavement in Guild Avenue, it was agreed that the costs for pavement removal and replacement be apportioned to each of the underground utilities in Guild Avenue as follows: master storm drain, 50%; master water main, 25%; master sewer main, 25%. The pavement costs would then be paid by the party responsible for the cost of the underground utility.

The developer is also entitled to reimbursement by the City for the installation of master plan storm drain facilities, excess width street pavement improvements in Guild Avenue, and oversize water and sanitary sewer mains in conformance with LMC § 15.64 Development Impact Mitigation Fees and LMC § 16.40 Reimbursements for Construction. All reimbursements will be made when the improvements are complete and accepted by the City.

The cost of improvements installed by the City and developer that benefit adjacent properties and would be required of those properties upon development is reimbursable to the City and developer in accordance with LMC §16.40. It is the intention of City staff and the developer to seek Council approval for the establishment of an area of benefit to recover the cost of those improvements when the project is complete and all the costs are known.

Lastly, staff would like to commend the developer and development team for their cooperative attitude, responsiveness and forbearance during the lengthy process required to deliver this complex project. We feel that this joint effort between the City and developer truly served the best interests of both entities.

Staff requests the appropriation of the funds listed below to cover the reimbursements to be paid by the City to the developer.

FUNDING:	IMF – Local Street Improvements	(327)	\$	28,000
	IMF – Water Improvements	(182)	\$	28,000
	IMF – Sewer Improvements	(173)	\$	31,000
	IMF – Storm Drain Improvements	(326)	\$	190,000
	Measure K Street Fund	(325)	\$	49,000
	AB 2928	(3371.5498)	\$	413,000
	Sewer Fund	(171)	\$	49,000
	Water Fund	(181)	\$	35,000
			TOTAL	\$ 823,000

Funding Available:

Richard C. Prima, Jr.

Finance Director
Richard C. Prima, Jr.
Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer

RCP/SAW/pmf
Attachment

cc: Senior Civil Engineer Fujitani
Robert Mondavi
Siegfried Engineering
Baumbach & Piazza



32 SEC. 5 1. 2 N. 1 E. NORTH

31 SEC. 6

TURNER RD.

GUILD AVENUE

MONDAVI SITE

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

SANTARIY SEWER EASEMENT

SEE S.E. 1/4 OF NE 1/4 OF SEC. 5 IN RATE.

SEE S.E. 1/4 OF NE 1/4 OF SEC. 5 IN RATE.

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CITY COUNCIL

ALAN S. NAKANISHI, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
SUSAN HITCHCOCK
EMILY HOWARD
KEITH LAND

CITY OF LODI

PUBLIC WORKS DEPARTMENT

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H. DIXON FLYNN
City Manager
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City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

May 10, 2001

Mr. Robert Mondavi
860-R Napa Valley Corp Way
Napa, CA 94558

Siegfried Engineering
4045 Coronado Ave.
Stockton, CA 95204

Baumbach & Piazza
323 W. Elm Street
Lodi, CA 95240

SUBJECT: Approve the Improvement Agreement for the Public Improvements of 770 North Guild Avenue, Direct the City Manager and City Clerk to Execute the Agreement on Behalf of the City, and Appropriate Funds for the Required Reimbursements

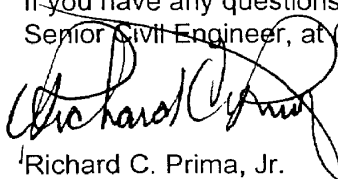
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, May 16, 2001. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch, Senior Civil Engineer, at (209) 333-6800, extension 2659.



Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk

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